



Planning Commission Minutes

Tuesday, September 3, 2019 – 6:30 PM • Council Chambers

Item	Presented By:	Action	Topic	Report
Call to Order & Roll Call	Steve Simiele		Steve Simiele, Resident & Chair Matt Boettcher, Vice Chair; Council Member David Blathers, Resident Jim Puthoff, Resident Matt Scott, Business Owner & Resident Ron Hirth, Administrator & Resident Terry Donnellon, Solicitor	Mr. Simiele called the meeting to order at 6:30 PM DST. All members were present except Mr. Blathers. Motion to excuse Mr. Blathers by Mr. Boettcher. Second by Mr. Scott. All voted in favor.
Set the Agenda & Adopt	Mr. Simiele	Review & Motion		Motion to adopt the agenda by: Mr. Puthoff Second by: Mr. Scott All voted in favor.
Persons Registered to Address the Commission	None		None	
Minutes to be Approved		Review & Motion	June 3, 2019	https://www.golfmanoroh.gov/wp-content/minutes/2019/PC/GM_Council_060319_pc.pdf Motion to approve the minutes from the June 3, 2019 meeting by: Mr. Boettcher Second by: Mr. Puthoff All voted in favor.

Discussion				
New Business	Mr. Simiele		<p>Hearing of Appeal by Roger Bien, DBA Shepherd Real Estate, LLC, property owner of 6514 Wiehe Rd and surrounding properties. The Planning Commission will sit as the Board of Zoning Appeals for this hearing.</p>	<ul style="list-style-type: none"> • Mr. Roger Bien was present to present his appeal regarding the matter of the condemnation of his property. • Mr. Donnellon explained that Mr. Bien has requested an extension to allow him to address issues stated in complaints from the Little Miami Fire District, the Board of Health, Hamilton Building Department and the Village of Golf Manor. A previous extension of this hearing was allowed from August to accommodate Mr. Bien's health issue. • Mr. Donnellon summarized a packet of information containing descriptions of various building code and property maintenance issues identified by the entities above. • Mr. Bien explained he's well-aware of the problems and stated that sanitation problems and securing the building will be top priority. He indicated that tires stored in the building have been removed. • Mr. Puthoff recused himself from voting on this matter as he serves as Fire Chief of the LMFR District but will participate in the discussion as a representative of the fire district. • Mr. Bien states he would like to have a 30-day period to make substantial clean-up progress on the property. Structural issues such as the roof would need to a longer period of time. • Chief Puthoff stated that building is being used out of building code designation and vehicles need to be removed in whole. • Fire suppression would need to be added to continue to use the property as S1 or S2 storage. • Mr. Donnellon questioned how giving an extension will be productive as the Village has been trying to obtain Mr. Bien's compliance for many months. Mr. Bien stated he was committed to bring the property back into compliance. • Chief Puthoff stated that exit sign illumination needs to be completed with workers in the building.

				<ul style="list-style-type: none"> • Mr. Donnellon asked if a deadline of October 7 would provide ample time for his phase one approach, building will be condemned. • Motion by Mr. Boettcher to continue the matter until the next Planning Commission meeting on October 7, 2019 expecting an update on progress including weed abatement, interior and exterior debris removal, motor vehicles and petroleum products are removed, contract for roof is presented, abated electrical hazards, securing the building, and illuminating exits with inspection scheduled with LMFR and BCO by October 3, 2019. Second by Mr. Scott. All voted in favor.
Old Business	Mr. Donnellon		<ul style="list-style-type: none"> • Modernization of building code. 	<p>Motion to table matter until first session in 2020 to incorporate any recommendations from the 2019 TAP study of the business district by Mr. Simiele. Second by Mr. Scott. All voted in favor.</p>
Announcements				<p>Next meeting is scheduled for Monday, October 7, 2019 @ 6:30 PM.</p>
Adjourn				<p>Motion to adjourn at 7:00 PM DST by Mr. Boettcher Second by: Mr. Puthoff All voted in favor.</p>

Submitted by Ron Hirth, Administrator

Date: _____

Steve Simiele, Planning Commission Chair

Date: _____

Anna Gedeon, Asst. Clerk

Date: _____